

TO: City Historic Preservation Commission

FROM: Rose E. Brown, Planning Coordinator
Community Development Department

RE: CASE #HP-16-003

DATE: December 30, 2015

**APPLICANT/
OWNER** Western Construction – Ed Cain
26 Indian Hills Road, Council Bluffs, IA 51503

REQUEST: Historic preservation exterior design review at 621 South Main Street located in the Haymarket Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from Western Construction, represented by Ed Cain for historic preservation exterior design review at 621 S. Main Street, located in the Haymarket Historic District. The proposed exterior modification is at a property historically known as the St. Joseph House, historically a hotel and a boarding house. The building is considered a contributing structure in the district. All exterior modifications to buildings/structures within the Haymarket Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to commencement of said modification(s).

The applicant proposes to renovate the exterior of the structure. In summary, the security fencing system will be removed from the front, iron supports will be wrapped with wood columns, the vertical siding will be covered with more accurate wainscoting, windows will be replaced and trimmed and masonry will be repaired and maintained. The full detailed list of work items is included as Attachment 'A' and illustrated in Attachment 'B'. Paint colors are included as Attachment 'C'; reproduced paint colors are not always accurate and actual paint swatches are included in the staff report file for review.

All City Departments and local utility providers were notified of the proposed historic preservation design review request. No adverse comments have been received.

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *Although originally constructed as a hotel, the use of the building for the last several years has been commercial.*
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The alteration involves removing modern modifications, repairing masonry, and replacing the windows with a more traditional configuration. The Haymarket Area Development and Preservation Plan indicates that modifications to building should be historically accurate and/or in context with surrounding buildings.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *The proposed changes will remove modern modifications to the building and make the replacement components more accurate to the period of significance and more similar to the buildings surrounding in the remainder of the district.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Similar trim work and materials will be used in context with the surrounding building(s).*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Proposed changes include repair of deteriorating masonry and replacement/change of items to a more historically accurate design including window trim and the repair/re-use of period wooden storefront door.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed exterior work is compatible with the surrounding buildings.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review of exterior modifications at 621 South Main Street and recommends the issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior’s ‘Standards for Rehabilitation’.



Rose E. Brown, AICP
Planning Coordinator

Attachments

- Attachment A: Letter of intent of applicant
- Attachment B: Illustrations of work scope
- Attachment C: Proposed paint swatches

WESTERN CONSTRUCTION
ED CAIN
26 INDIAN HILLS ROAD
COUNCIL BLUFFS, IOWA 51503
PHONE 402-598-8763

JOB ADDRESS; 621 SOUTH MAIN ST., COUNCIL BLUFFS, IA

SCOPE OF WORK; EXTERIOR

BUILDING FRONT;

1. REMOVE METAL WIRE FENCING MAIN LEVEL
2. REMOVE 1X8 WOOD TRIM AROUND WIRE FENCING
3. TUCK POINT MORTAR JOINTS WHERE NEEDED
4. SCRAPE AND SEAL BRICK AND STONE (brick to be left natural)
5. REPAIR EXISTING WOOD TRIM AND WINDOW FRAMES, PRIME AND PAINT (Olympus White SW6253)
6. INSTALL NEW RETRO-FIT DOUBLE- HUNG WINDOWS IN EXISTING FRAMES WITH WOOD GRILLS, PAINT (Olympus White SW6253)
7. INSTALL TONGUE AND GROVE WEINSCOTING OVER VERTICAL SIDING AT MAIN LEVEL STORE FRONT
8. BUILD NEW WOOD COLUMNS AROUND EXISTING IRON SUPPORTS
9. REMOVE EXISTING PLATE GLASS WINDOWS, INSTALL NEW INSULATED SAFETY- GLASS WINDOWS (46" X 76")
10. REMOVE EXISTING FRONT ENTRY DOOR FROM METAL FRAME, INSTALL PERIOD FRONT DOOR RECOVERED FROM BASEMENT
11. RECONDITION, PRIME, AND PAINT WOOD ENTRY DOOR (Needlepoint Navy, SW0032)
12. INSTALL PERIOD TRIM AROUND DOOR AND WINDOWS
13. PREP, PRIME AND PAINT WOOD COLUMNS, AND WEINSCOTING (Olympus White SW6253)
14. PRIME AND PAINT DOOR AND WINDOW TRIM (Downing Slate SW2819)

BUILDING SOUTH SIDE AND REAR

1. REPAIR STUCCO WALL WHERE NEEDED
2. REMOVE PATIO DOOR AT SECOND FLOOR, INSTALL WINDOW TO MATCH EXISTING WINDOW AT REAR OF SECOND LEVEL, PAINT (Olympus White SW6253)
3. INSTALL 5" LAP SIDING OVER EXISTING VERTICAL SIDING FOR A MORE PERIOD LOOK
4. PRIME, CAULK, AND PAINT LAP SIDING (Downing Slate SW2819)
5. PREP, PRIME, AND PAINT STUCCO (Gateway Gray SW7644)
6. REMOVE WOOD LATTICE, SCRAPE, PRIME, AND PAINT IRON RAILINGS (Black)
7. PRIME AND PAINT GUTTER, REPAIR AND PAINT DOWNSPOUT (White)
8. REPAIR, PRIME, AND PAINT WOOD SOFFIT (Downing Slate SW 2819)

9. REPLACE STORM DOOR TO UPPER LEVEL (Black)
10. SEAL, PRIME, AND PAINT WOOD ENTRY DOOR (Needle Point Navy SW0032)
11. REMOVE PLYWOOD AT GARAGE DOOR, INSTALL NEW RAISED PANEL OVERHEAD DOOR (White)
12. PAINT NEW OVERHEAD DOOR TRIM (Downing Slate SW2819)



COVER
WITH
WOOD
COLUMNS
PAINT
OLYMPUS
WHITE
(SW 6253)

REPLACE
DOOR
PAINT
NEEDLEPEN
NAVY
(SW 0032)

ORIGINAL
FRONT
DOOR



Case #HPC-16-003

Attachment B



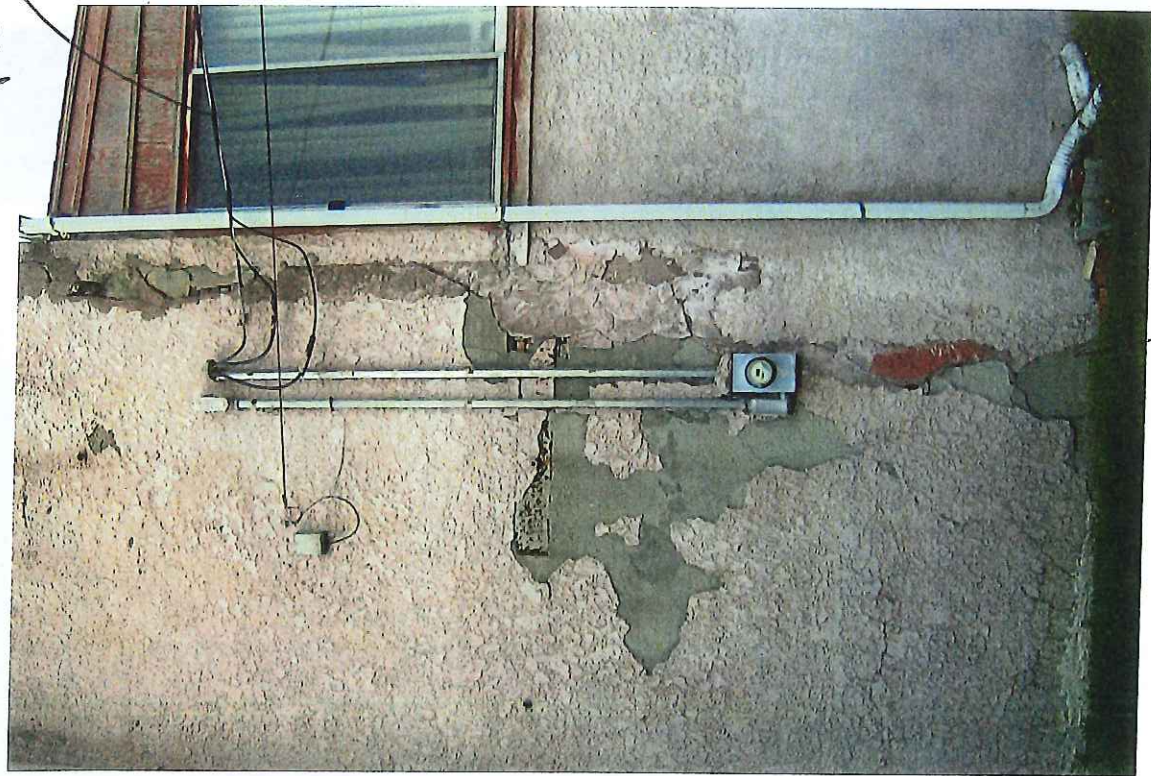
PAINT
STUCCO
GATEWAY
GRAY
(SW 7644)

INSTALL LAP SIDING
PAINT- DOWNING SLATE
(SW 2819) REMOVE
WIRE



REMOVE
LATTICE

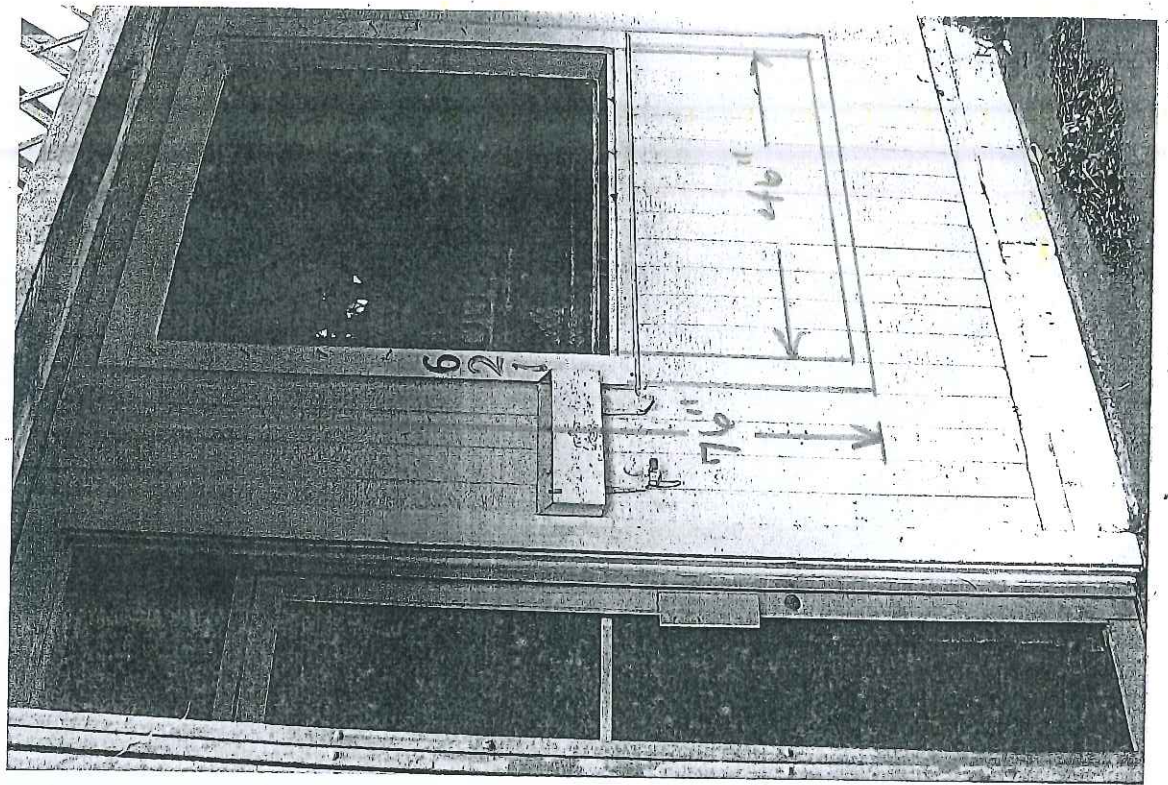
REMOVE
DOOR,
PATIO
INSTALL
WINDOWS



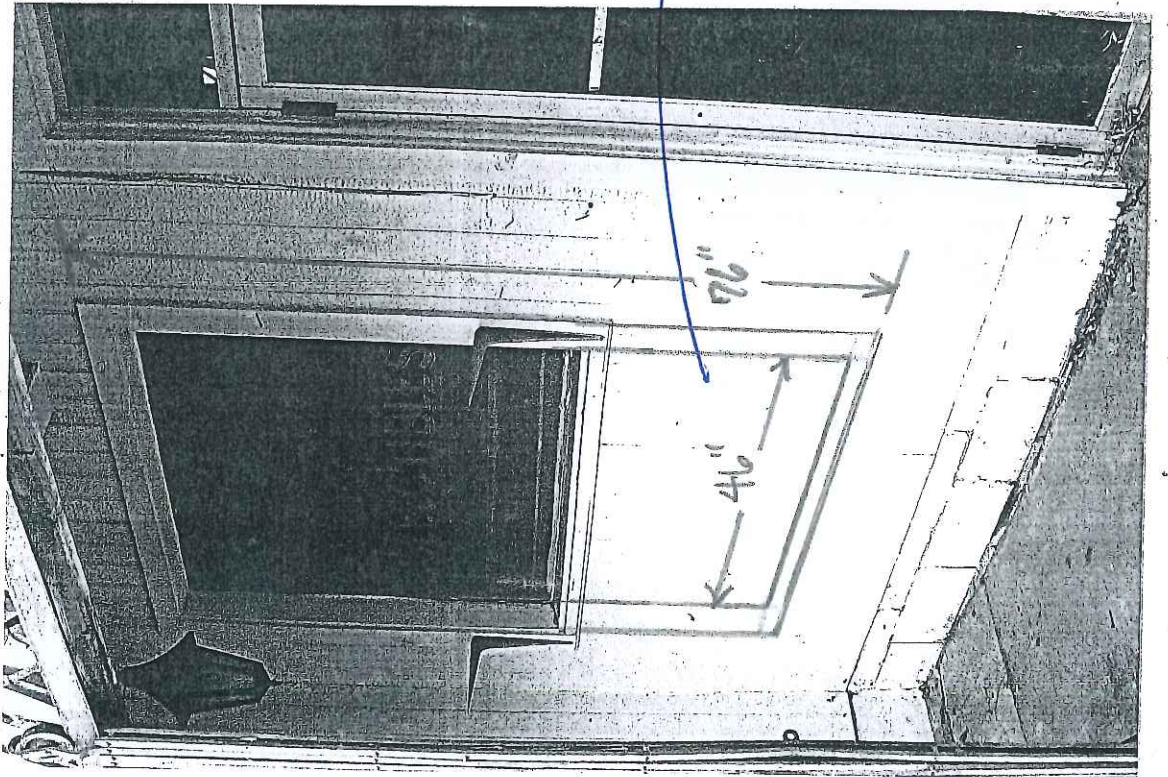
REPAIR
STUCCO

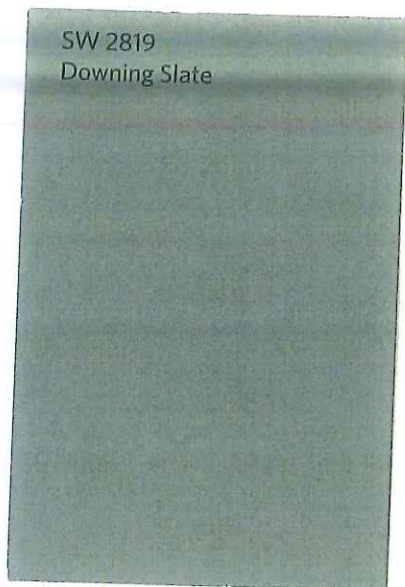


INSTALL NEW
GARAGE DOOR

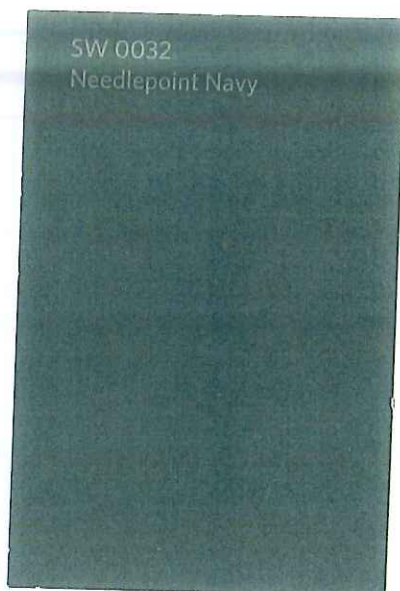


New
window
size





SW 2819
Downing Slate



SW 0032
Needlepoint Navy

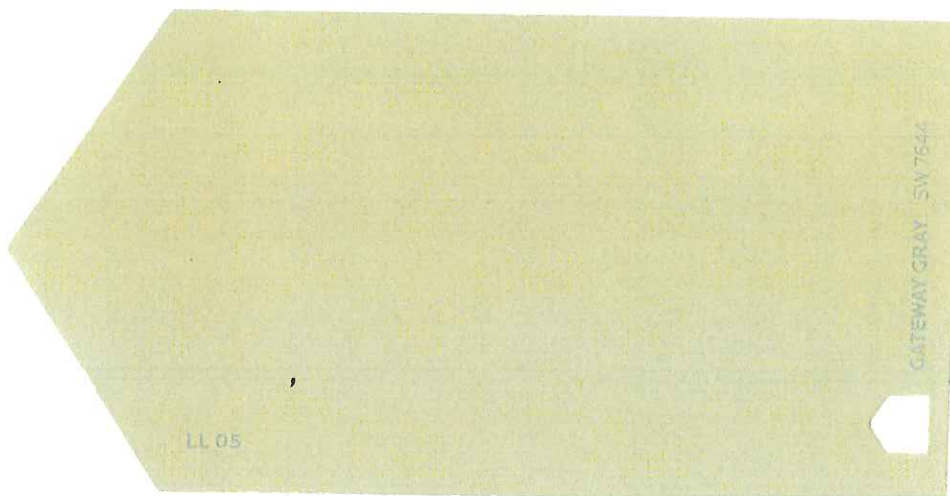
SW 6253
Olympus White

234-C1

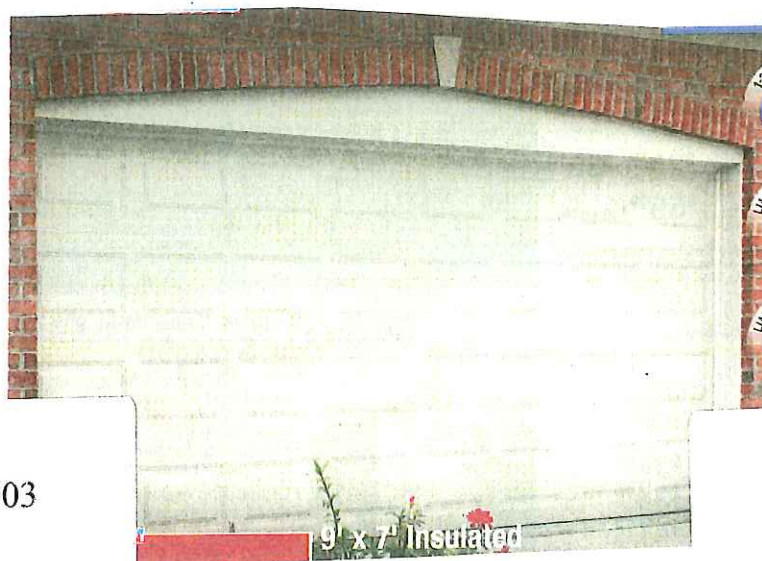
DOWNING SLATE

NEEDLEPOINT
NAVY

OLYMPUS
WHITE



GATEWAY
GRAY



GARAGE
DOOR
STYLE

